

## Glossary of Planning Terms

Acronym	Term	Explanation
	Amenity	Element(s) that contribute to the overall character, enjoyment of an area. For example, open space, trees or historic buildings.
	Affordable Housing	<p>“Affordable Housing” is the accepted national terminology for housing which provides for the needs of local people within the district who cannot afford to buy or rent on the unrestricted open market. It is defined in the Core Strategy as housing that is provided with subsidy, both for rent and intermediate housing, for people who are unable to resolve their housing requirement in the local private sector housing market because of the relationship between housing costs and incomes. Since the adoption of PPS3, the Councils definition of affordable housing has aligned with the PPS3 definition as follows</p> <p>“Affordable housing should:</p> <ul style="list-style-type: none"> <li>– meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and</li> <li>– include provisions for: <ul style="list-style-type: none"> <li>(i) the home to be retained for future eligible households; <i>or</i></li> <li>(ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.”</li> </ul> </li> </ul>
AC	Area Centre	Settlements that function as focal points for the sustainable provision of local housing and employment opportunities, education facilities and other local services. They should be accessible to the communities they serve and well related to public transport and the strategic road network.
	Change of Use	A change in the way that land or buildings are used through the appropriate ‘use class’. For example, from business use to residential use. A change in use within the same ‘use class’ does not need planning permission, but a change to a different use class usually does.
	Climate Change	Significant change over time in global, national and local climate, primarily as a result of man-made

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		greenhouse gas emissions. Previously, climate change has been used synonymously with the term global warming; scientists now, however, tend to use the term in the wider sense to also include natural changes in climate.
	Community Strategy	A strategy prepared by a local authority and its partners to improve local quality of life and aspirations, under the Local Government Act 2000.
DCLG	Department of Communities and Local Government	Central Government department responsible for several functions including planning
	Development Boundary	A firm limit around a town or village within which development is acceptable in principal.
	Devon Structure Plan Authorities	Devon County Council, Plymouth City Council, Torbay Council and Dartmoor National Park Authority.
	Devon Structure Plan 2001 to 2016	The Structure Plan sets out the strategic planning framework for the development and use of land within Devon. It can be viewed at <a href="http://www.devon.gov.uk">www.devon.gov.uk</a> . As part of the new planning system, all Structure Plans will be abolished, and will be replaced by Regional Spatial Strategies (RSS). The Devon Structure Plan is saved for three years from adoption (October 2004) or until it is replaced by the emerging Regional Spatial Strategy.
FSLE	Free Serviced Land Equivalent	The approach that the Council will use to calculate affordable housing contributions, this sets the private subsidy as the equivalent of free serviced land.
GOSW	Government Office for the South West	A regional Government organization which brings together the activities and interests of different Government Departments, based in Bristol and Plymouth.
	Infrastructure	Basic facilities such as roads, electricity, sewerage, water, education and health facilities.
	Intermediate Housing	Housing at prices and rents above those of social rent but below market prices or rents, and which meet the criteria set out in the affordable housing definition. Examples can include Sub-market / Intermediate Rent, Shared Equity, Shared Ownership and Discounted.
	Issues and Alternative Options Stage	A statutory preliminary stage (under regulation 25 of the Planning and Compulsory Purchase Act) for preparing a DPD involving survey and evidence gathering where the issues and alternative options

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		are set out.
LC	Local Centres	Settlements that provide a lesser range and level of facilities and services than Area Centres yet can complement their role. They have an important function in providing some services and facilities for their rural hinterlands and should be focal points for a modest scale of development.
LDD	Local Development Document	The generic term for any of the documents which may form part of an LDF.
LDF	Local Development Framework	<p>A portfolio of documents that together set out the planning policies and proposals for the area. It will include a;</p> <ul style="list-style-type: none"> <li>• <b>Core Strategy</b> – Sets out the vision and spatial strategy for the future development of the area.</li> <li>• <b>Development Control Core Policies</b> – Sets out the generic development control policies for the area.</li> <li>• <b>Site Specific Allocations</b> – These documents are DPD's and can allocate land for specific uses, such as housing, employment or mixed development.</li> <li>• <b>Area Action Plans</b> (where needed) – Provide a planning framework for areas of significant change or conservation.</li> <li>• <b>Proposals Map</b> – Illustrates the policies in the LDD's on an Ordnance Survey base. It will also show factual information such as environmental designations. <ul style="list-style-type: none"> <li>○ All of the above are known as Development Plan Documents – DPD's are subject to independent Examination.</li> </ul> </li> <li>• <b>Annual Monitoring Report</b> - A document which must be published each December, setting out how the council's planning policies have been implemented for the previous financial year and whether it has achieved the milestones set out in its Local Development Scheme.</li> <li>• <b>Local Development Scheme</b> – Sets out the details of the local development documents to be produced and the timescales and arrangements for production.</li> </ul>

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		<ul style="list-style-type: none"> <li>• <b>Statement of Community Involvement</b> - Sets out the Council's policies for the public involvement in the preparation of Local Development Documents and planning applications.</li> <li>• <b>Supplementary Planning Documents (SPD's)</b> – Sets out more detailed policies in support of those contained in a Local Plan or a Development Plan Document. It is not subject to independent Examination, however they are subject to rigorous procedures of community involvement. It does not form part of the Development Plan, but is a material consideration on planning applications. <ul style="list-style-type: none"> <li>○ All of the above are Local Development Documents which do not form part of the statutory development plan</li> </ul> </li> </ul>
LN	Local Need	Local need refers to need across the South Hams district.
LP	Local Plan	A development plan which sets out the detailed policies and specific proposals for the development and use of land on a site specific basis. These are being replaced by Local Development Frameworks (LDF) under the Planning and Compulsory Purchase Act.
LTP	Local Transport Plan	Local transport authorities are required, by the Transport Act 2000, to prepare local transport plans for 2006-2011. The Devon LTP includes a programme of local transport schemes and thirteen provisional targets for the period 2006 to 2011. It can be viewed at <a href="http://www.devon.gov.uk">www.devon.gov.uk</a>
	Material consideration	An issue that should be taken into account in deciding a planning application or an appeal against a planning decision.
	Mixed Use	The mixing of different uses is an important part of what makes successful towns and cities. Mixed use development helps sustain a critical mass of uses and activities, as well as reducing car dependency through allowing people to be near to a range of shops, jobs and amenities. The mixing of different housing types and tenures can also ensure a wider range of participation in urban life and avoid polarisation of social groups.
	Planning and	Government legislation which sets out how Local

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	Compulsory Purchase Act 2004	Plans are to be replaced by Local Development Frameworks (LDF) at a local level and Regional Planning Guidance (RPG) to be replaced by Regional Spatial Strategies (RSS) at the Regional level.
	Planning Condition	A requirement or limitation attached to a planning permission by the Local Planning Authority when it is granted, with which the applicant must comply. In general they are intended to make the development more acceptable.
	Planning Obligation	A legal agreement between the local planning authority and an applicant when granting permission (also known as S106 Agreements). They are used to secure funds or works for significant and essential elements of a scheme to make it acceptable in planning terms. They can be used to prescribe the nature of the development, to compensate for loss or damage created by development or to mitigate a development's impact on surrounding built and natural environment.
PMM	Plan, Monitor and Manage	A process of measuring (in terms of quantity and quality) the changes in conditions and trends, impact of policies, performance of the plan against objectives and targets, and progress in delivering outcomes.
PPG	Planning Policy Guidance	A series of Central Government guidance notes which set out the Government's policy on various planning issues such as housing, transport, employment and shopping. These are in the process of being replaced by Planning Policy Statements
PPS	Planning Policy Statement	An updated series (replacing PPGs) of Central Government guidance notes which set out the Government's policy on various planning issues such as housing, transport, employment and shopping.
	Preferred Options Stage	Statutory consultation period (under regulation 26 of the Planning and Compulsory Purchase Act) where a local authority sets out their preference with clear reasons for their selection, together with a précis of the alternatives that are to be considered.
PDL	Previously Developed Land	Brownfield land. Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure, including the land within the curtilidge of the site. (For definition see also PPG3 Annex C).
PUA	Principal Urban Area	The Principal Urban Areas of the south west (usually an urban area in excess of 50,000) are defined in

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		the Regional Planning Guidance for the South West (RPG10). In Devon these are Exeter, Torbay and Plymouth.
RHE	Rural Housing Enablers	RHEs work with local communities, local planning and housing authorities, registered social landlords (RSLs) and landowners to meet the housing needs of people in rural areas. A core element of the work of all RHEs is to facilitate an increase in the availability of affordable housing by assisting with village housing needs surveys, identifying sites and facilitating discussions between RSLs, funding bodies and the local community.
RPG	Regional Planning Guidance	Guidance issued by the Government which aims to provide the framework for the preparation of local authority development plans in each of the English regions. Under the Planning Compulsory Purchase Act RPGs are to be replaced by Regional Spatial Strategies.
RSS	Regional Spatial Strategy	Part of the Development Plan which is decided at a regional level and which sets the strategy for the South West. It will look forward to 2026, and provide the context for the preparation of the South Hams Local Development Framework. It is anticipated that the RSS will be adopted in late 2007 / early 2008.
	Sequential Test	A planning policy that states a preference for certain types or locations of land being developed before others. For example, brownfield sites before greenfield sites or town centre retail sites before out-of-town sites.
	Social Rented	Housing owned and managed by local authorities and RSL's, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.
	Spatial Planning	Addresses not only the use of land but also the activities on it.
	Stakeholder	Those who have a responsibility or an interest in a particular decision (either as individuals or as representatives of authorities, agencies or groups). This includes those who influence a decision as well as those affected by it.
SEA	Strategic Environmental Assessment	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental

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		assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A document which assesses the likelihood of flooding in a particular area, so that judgments can be made about the feasibility of flood mitigation measures and whether development should be allowed or not.
	Submission Stage	A statutory consultation period (under regulation 28 of the Planning and Compulsory Purchase Act) where the DPD is submitted to the Secretary of State for Independent Examination.
	Sustainability Appraisal	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Planning and Compulsory Purchase Act to be undertaken for all Development Plan Documents.
	Sustainable communities	Meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. This is achieved in ways which make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.
SUD's	Sustainable Urban Drainage Systems	Drainage solutions which moderate the flow and quality of run off into and through watercourses resulting in improvements to the quality of the built and natural environment (to ensure no increase or change to status of water outflows as a result of development).
	Sustainability or Sustainable Development	Promotes a better quality of life for everyone, now and for generations to come. A widely used international definition is 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.
TCZ	Town Centre Zones	A central urban area that will provide a focus for; retail activity, leisure and entertainment facilities, the arts, culture and tourism, commercial and office development and housing (as part of mixed-use schemes).
UCS	Urban Capacity Study	A study carried out in order to identify the level of housing which can be accommodated within a District's urban areas. Undertaken in response to Panning Policy Guidance Note 3 (Housing)/Planning Policy Statement 3 (Housing).
	Urban Fringe	The area of land immediately adjacent to the outer edge of large built-up areas before the countryside is

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		reached.